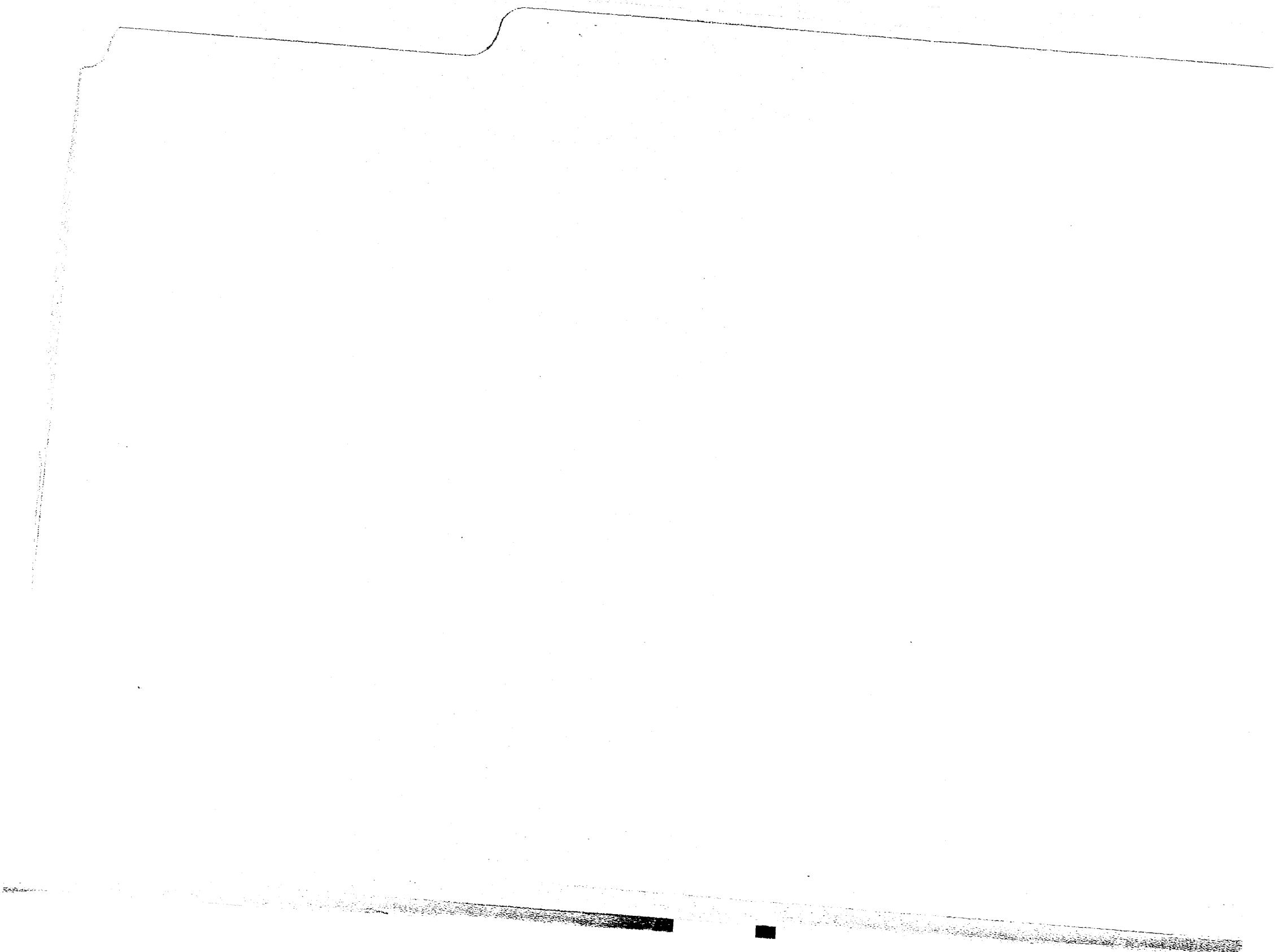


PB# 73-31

Sarinsky's

Sarinsky Site Plan 73-31



filed with
Town Clerk 6/28/73
9:20 AM - D.O.



STOCK No. 752 1/3

MADE IN U. S. A.

GENERAL RECEIPT

1451

Town of New Windsor, N. Y.

Received of S arinsky's June 28, 1973
\$387 50
Three hundred Eighty seven and 50/100 Dollars
280.00
For 40% Inspection for Water & Sewer - Site Plan -
Engineer's fee - 7.50

DISTRIBUTION:

FUND	CODE	AMOUNT

Town clerk

TITLE

BY Dorothy O. Dinley Deputy

Date May 23, 1973

Application No. 73.31

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE APPROVAL

Name Leonard Sarinsky

Address 10 MARGRET PLACE, NEW WINDSOR, N.Y.

1. Owner of the property Leonard Sarinsky

2. Location of the property Route 32 -East Side Just north of
Union Avenue

3. Zone area General Industry

4. Nature of business Automotive parts and warehousing

5. Lot size: Front 200.00' Rear 195.02' Depth 202' (avg.)

6. Building setbacks: Front yard 73' Rear yard 68'
Side yards 24' LEFT 93' RIGHT

7. Dimensions of new building 60' x 80'
Addition None

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Approved 6/27/73

Signature of applicant

Leonard Sarinsky

Adopted 10/5/70

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Sarinsky's, Route 32
Subdivision _____ as submitted by Herbert S. Moores, P.E.
for the building or subdivision of _____
has been reviewed by me and is approved XXXXX disapproved _____

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

Joseph Craig ✓

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

6-15-73

DATE

-----X
IN THE MATTER
OF
AN APPLICATION FOR SITE PLAN APPROVAL
BY LEONARD SARINSKY AN APPLICANT
BEFORE THE PLANNING BOARD OF THE TOWN
OF NEW WINDSOR, NEW YORK
-----X

STIPULATION
APPLICATION #73/31

IT IS HEREBY STIPULATED AND AGREED, by and between the
undersigned as follows:

The site plan herein is granted approval for the sole and
exclusive use as a warehouse and for the sale of automotive parts;
in the event that the present zoning ordinance is changed so as to
permit other and diverse uses of the property herein, and in the
event that the applicant desires to avail itself of the opportunity
to use the property herein for such uses as may in the future be
permitted, the applicant agrees to appear before this Board again
at such time and to submit the property herein to review by this
Board, and it is

FURTHER STIPULATED AND AGREED, by and between the under-
signed, that this stipulation shall be binding on the applicant,
its successors, and assigns.

Dated: New Windsor, New York
the day of June 1973.

PLANNING BOARD OF THE TOWN OF
NEW WINDSOR, NEW YORK

SARINSKY'S GARAGE

By: _____
JOSEPH TALLARICO, Chariman

By: _____
LEONARD SARINSKY,

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

914 356-0217

June 11, 1973

To: Town of New Windsor Planning Board

Subject: Sarinsky Site Plan

The location of proposed sanitary and water facilities should be indicated on the site plan. Curb cut location must be obtained from the New York State Department of Transportation.

Bernard Kessler

Public Hearing 72-19

10/2/72

2. Sarinsky - Application for Variance

Spectators:

<u>Name</u>	<u>Address</u>
Hubert F. Kelly	299 Parkway Dr.
Helen Miller	231 Daniker Rd.
Genevieve Thompson	293 Union Ave
Nicholas S. Cocchi	238 Daniker Ave
Joseph Cocchi	229 Daniker Ave
William Murphy	228 Daniker Ave
Christine Adams	232 Daniker Ave
Jan Thiele	298 Union Ave.
Anthony Squelli	R. D. 2 Rely Rd
John Squelli	" " "
Thomas Mancinelli	24 Hillside Ave
Mr & Mrs Citanyano	19 Hillside Ave
Anton C. Stauttner	230 James St.
Rudolph Parisi	233 Daniker Rd.
Benjamin Scalfori	260 Union Ave
Theresa Schuster	230 Spruce St. NW
C. Johnson	230 Spruce St. NW

112 Dickson Street, Newburgh, New York 12550

June 12, 1973

Mr. L. Sarinsky
10 Margaret Place
Newburgh, N. Y. 12550

Re: Highway Work Permit
Rte. 32, S.H. 9033
Town of New Windsor

Dear Sir:

In reference to your application for a highway work permit to construct entrances to Route 32 in the Town of New Windsor, be advised the Regional Traffic Department has approved your plans and a permit will be issued.

Very truly yours,

Lawrence L. Greer
Resident Engineer

by:

Dominick A. Bello
Assistant Resident Engineer

DAB:tr

10 Margaret Place
New Windsor, New York
January 2, 1973

Town Board
Town of New Windsor

Gentlemen:

I respectfully submit to you herewith, a copy of my letter addressed to your Board dated October 3, 1972.

Since the date of my said letter, it is my understanding that the Town Board has undertaken to reevaluate the zoning of Route 32, as well as the other highways running through the Town and that the Town Board is of the opinion that Route 32 be rezoned to commercial. However, I understand that the rezoning may be held up for some indefinite period of time in view of the fact that the Town Board desires to have the Route 207 lay-out completed by the Metropolitan Transportation Authority prior to the Board taking action with respect to this particular road.

I now find myself in a very disastrous position. Newburgh Urban Renewal has already taken my place of business at 220 Lake Street, Newburgh, New York and have been unable to relocate me. Although I have been permitted to remain at my present location, beyond the date of taking by Newburgh Urban Renewal, I advise your Board that I must now vacate by April 1st, 1973. Ultimately, when the zoning change becomes official for Route 32, I will be able to relocate my business on the property owned by me on said road. If, however, this does not take place prior to April 1st, 1973, then I shall be ejected from my property by Newburgh Urban Renewal, and I will literally be on the street and out of business. If this happens, then the business which I struggled to build up over many years, will completely go down the drain.

I have reason to believe that should I be able to break ground and start my building prior to April 1st, 1973, Newburgh Urban Renewal may permit me to remain at my present location until the building is completed providing it is completed within a reasonable time thereafter. It therefore becomes apparent that unless the Town Board proceeds with the rezoning of Route 32, regardless of the rezoning of Route 207 or, in the alternative, grants me a temporary permit to break ground and commence my building on Route 32 prior to the taking date of my present property by Newburgh Urban Renewal, I shall, as indicated above, be out on the street and completely out of business and be without the means of livelihood.

As a resident and taxpayer of the Town of New Windsor, I respectfully urge upon your Board, in the interest of justice and fair play that you proceed immediately with the rezoning of Route 32 or,

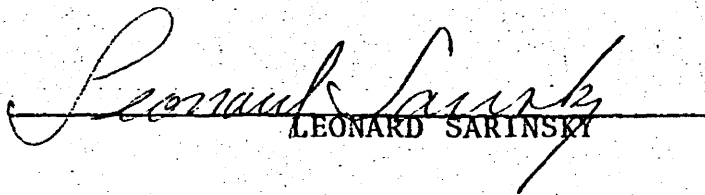
- Page 2 -

January 2, 1973

Town Board
Town of New Windsor

as indicated above, grant to me a temporary permit in order that I might start my building prior to eviction date. I know that you will agree with me, that it would be a cruel act of fate should the rezoning of Route 32 be accomplished after I have been evicted from my present business location.

Respectfully yours,


LEONARD SARINSKY

ls/
Encl. 1

Supervisor Marsden, Town Board of New Windsor and Planning Board

The enclosed names of petitioners (130 of 304 taxpayers) of East Windsor Park request again that proper zoning be placed on the tract of land known as Pleasant Acres Nursery. We protest commercial zoning contiguous to residential one-family and also protest one of the most scenic spots in New Windsor being commercialized with its resultant signs and neon lights.

Because of its topography this strip of Rt. 32 can be seen for miles on both sides of the Hudson River. Travelers on 9D, on the East side of the Hudson, also those driving westward across the Newburgh-Beacon Bridge and those driving northward on Storm King By-Pass are aware of the beauty of this panoramic view.

Rt. 32 is residential on the East side from Willow Lane, to the Talbot Florist Shop well past Pleasant Acres, with the exception of the Arco Garage, on the NE corner of Rt. 32 and Union Ave. It is also residential on the West side from Willow Lane north, almost to the Town Line, with the exception of a few, low buildings on the NW corner of Rt. 32 and Union Ave. that pre-dated zoning, and a small motel, also there before zoning.

The protection of the environment, the beauty of New Windsor and the investment of taxpayers is in the hands of the Town administration elected by the people. We believe our appeal first voiced when zoning was revealed to the public and again when a sub-division was requested merits consideration. It is not the responsibility of New Windsor officials to ease the hardship sustained by a citizen through the arbitrary action of a state agency. Instead, they should consider the hardship of long-time taxpayers of New Windsor who thought they had an investment in the town. This should take precedence over the rights of a person who bought property with the full knowledge there were objections to his type of business.

We believe the strip of Pleasant Acres Nursery along Rt. 32 can be a professional zone under an RI classification such as surrounding towns have. This also covers office-in-residence. Professionals have proven they build, landscape and maintain their properties. The rest of Pleasant Acres to remain a nursery until such time as the present owners discontinue the business. At that time consideration should be given to zoning it completely RI, with specification for professional offices.

It is not necessary for the length of Rt. 32 to be commercial. New Windsor has a lot of property on main arteries allocated to commercial and industrial use. Lets preserve this mile-and-a-half strip that can be seen from afar; from Willow Lane north to the Town Line.

Copies to Supervisor Marsden and Town Board
Town of New Windsor Planning Board
Orange County Planning Board
Hudson River Valley Commission

PETITION OF EAST WINDSOR PARK RESIDENTS AGAINST A USED CAR LOT

We the undersigned believe granting permission to Leonard Sarinsky for a used car lot so close to a residential area, will depreciate the residential quality of the homes on streets contiguous to requested car lot. An R-1 zone abuts the property to be used for said car lot, from the rear of Arco garage to Franklin St. We ask the Zoning Board of Appeals to recognize their obligation to the taxpayers of East Windsor Park. The interest of one person should not be permitted to jeopardize the investments of property owners in the area.

Nicholas S. Cocchio	238 Daniker Ave
Antonetto Cocchio	238 Daniker Ave
Mrs H Schmitt	195 Windsor Hwy.
James M Wood	191 Windsor Hwy
James Wood	191 Windsor Hwy
Rose Buccardi	239 James Ave
Rody Buccardi	239 James Ave
Bernice Johnson	24 Daniker Ave.
Joseph Cocchio	229 Daniker Ave
Emma Cocchio	229 Daniker Ave
Joseph Gaffan	225 Daniker Ave
John Schaper	225 Daniker Ave
John McCann	242 Daniker Ave
James McCann	223 Leslie Ave
Mary M. McCann	223 Leslie Ave
Eleanor R. Fleming	236 Leslie Ave
James F Fleming	236 Leslie Ave
Maudie S. Cahill	246 Daniker Ave.
F. Allen Pitts	239 Leslie Ave.
Ratherine F. Pitts	239 Leslie Ave.
Edith J. O'Leary	237 Leslie Ave
James M. O'Leary	224 Leslie Ave.
Lorraine M. O'Leary	226 Leslie Ave.

PETITION OF EAST WINDSOR PARK RESIDENTS AGAINST A USED CAR LOT

We the undersigned believe granting permission to Leonard Sarinsky for a used car lot so close to a residential area, will depreciate the residential quality of the homes on streets contiguous to requested car lot. An R-1 zone abuts the property to be used for said car lot, from the rear of Arco Garage to Franklin St. We ask the Zoning Board of Appeals to recognize their obligation to the taxpayers of East Windsor Park. The interest of one person should not be permitted to jeopardize the investments of property owners in the area.

18
Ravio Thiele 295 Union Ave. New Windsor, N.Y.

Ann Gorielli R.D. 2 Riley Road N.W.

John Gorielli " " " "

Prina Gammutteri (Dominick Facione) 12 Hillside Ave

Mrs John Antonelli 15 Hillside Ave. New Windsor, N.Y.

Mr Thomas Monahan 24 Hillside Ave New Windsor, N.Y.

Mrs. Carol Mancinelli 24 Hillside Ave New Windsor

Mrs. B. McCullough 31 Hillside Ave New Windsor

Mr + Mrs L. Juzzini 40 Hillside Ave - New Windsor

Mr + Mrs P Di Paolo Hillside Ave New Windsor

Mr + Mrs Vincent Scarpia 20 Hillside Ave

Edward R. Moss 234 Wall Place New Windsor

Betty Moss 234 Wall Place " "

Mrs Lois Brouard 235 Leslie Ave New Windsor

Mr William Brouard 235 Leslie Ave New Windsor

19
PETITION OF EAST WINDSOR PARK RESIDENTS AGAINST A USED CAR LOT

We the undersigned believe granting permission to Leonard Sarinsky for a used car lot so close to a residential area, will depreciate the residential quality of the homes on streets contiguous to requested car lot. An R-1 zone abuts the property to be used for said car lot, from the rear of Arco garage to Franklin St. We ask the Zoning Board of Appeals to recognize their obligation to the taxpayers of East Windsor Park. The interest of one person should not be permitted to jeopardize the investments of property owners in the area.

Benjamin Sciepari 260 Union Ave
John Scalfari 260 Union Ave
Valous M. Nohy 1 Franklin Ave
Joseph P White 1 Franklin Ave
Peter Di Salvo 264 UNION AVE
Phyllis Di Salvo 264 Union Ave
Schonberg Gills 256 UNION AVE
Moria Gills 256 Union Ave
Patricia Delio 7 Franklin Ave, New Windsor
Joseph Maraday Rosemary Lane
Eugene Maraday Rosemary Lane
Joseph Blasi Rosemary Lane
Carmelo Alon Rosemary Lane
Giovanna Beruzzi FRANKLIN AVE New Windsor.
Marie Sadler 267 Union Ave
Ronald E. Sadler " "
John Sadler 263 Union Ave
Mary Wakeman 261 Union Ave
Ralph C. Albano

PETITION OF EAST WINDSOR PARK RESIDENTS AGAINST A USED CAR LOT

We the undersigned believe granting permission to Leonard Sarinsky for a used car lot so close to a residential area, will depreciate the residential quality of the homes on streets contiguous to requested car lot. An R-I zone abuts the property to be used for said car lot, from the rear of Arco garage to Franklin St. We ask the Zoning Board of Appeals to recognize their obligation to the taxpayers of East Windsor Park. The interest of one person should not be permitted to jeopardize the investments of property owners in the area.

Marion L. Miller, 231 Daniker Ave. New Windsor, N.Y.
 Helen A. Miller, 231 Daniker Ave. New Windsor, N.Y.
 Louis J. Parisi 233 Daniker Ave. New Windsor, N.Y.
 Rudolph J. Parisi 233 Daniker Rd. New Windsor
 Charles J. Olson 235 Daniker Ave. " " "
 Doris M. Olson 235 Daniker Ave. " " "
 K. Ray Ugin 239 Daniker Ave. " " "
 Anne B. Ugin 239 Daniker Ave. " " "
 Theodore McCanal 242 Daniker Ave. New Windsor, N.Y.
 William J. Murphy 228 Daniker Ave. New Windsor, N.Y.
 John J. Yox 224 Daniker Ave. New Windsor, N.Y.
 Mrs. John Yox, 224 Daniker Rd., New Windsor, N.Y.
 Joan Thiele, 295 Union Ave. New Windsor, N.Y.
 Michèle Bucciarelli 175 Windsor Highway New Windsor, N.Y.
 Angelina Bucciarelli 175 Windsor Highway New Windsor, N.Y.
 J. R. Marzulli 181 Windsor Highway Newburgh, N.Y.
 J. C. Baker 187 Windsor Highway Newburgh, N.Y.
 Sue De Costo 245 James St. New Windsor
 Anne De Costo 245 James St. New Windsor
 A. C. Stauffer 230 James St. New Windsor
 Mrs. John Mitchell 228 James St. New Windsor, N.Y.
 Mrs. John Venezia 228 James St. New Windsor, N.Y.
 Mr. & Mrs. Edward M. Sash.
 Mr. & Mrs. Gordon Pendergast 236 Wall St. New Windsor.

PETITION OF EAST WINDSOR PARK RESIDENTS AGAINST A USED CAR LOT

We the undersigned believe granting permission to Leonard Sorinsky for a used car lot so close to a residential area, will depreciate the residential quality of the homes on streets contiguous to requested car lot. An R-I zone abuts the property to be used for said car lot, from the rear of Arco garage to Franklin St. We ask the Zoning Board of Appeals to recognize their obligation to the taxpayers of East Windsor Park. The interest of one person should not be permitted to jeopardize the investments of property owners in the area.

Nicholas S. Cocchio	238 Daniker Ave
Antonetto Cocchio	238 Daniker Ave
Mrs H Schmitt	195 Windsor Hwy.
James M Wood	191 Windsor Hwy.
Lynn Wood	191 Windsor Hwy.
Rose Succardi	239 James Ave
Rody Succardi	239 James Ave
Bernice Johnson	241 Daniker Ave.
Joseph Cocchio	229 Daniker Ave
Emma Cocchio	229 Daniker Ave
Joseph Galtan	225 Daniker Ave
John Scaper	225 Daniker Ave
John McCann	242 Daniker Ave
James Mc Cabe	223 Leslie Ave
Mary M. Mc Cabe	223 Leslie Ave
Eileen R. Fleming	236 Leslie Ave.
James F Fleming	236 Leslie Ave
Maudie S. Cahoon	246 Daniker Ave.
F. Allen Pitts	239 Leslie Ave.
Ratherine F. Pitts	239 Leslie Ave.
Edith J. Drexler	237 Leslie Ave
James M. Shoberg	224 Leslie Ave.
Bernice M. Shoberg	226 Leslie Ave.

PETITION OF EAST WINDSOR PARK RESIDENTS AGAINST A USED CAR LOT

We the undersigned believe granting permission to Leonard Sarinsky for a used car lot so close to a residential area, will depreciate the residential quality of the homes on streets contiguous to requested car lot. An R-I zone abuts the property to be used for said car lot, from the rear of Arco Garage to Franklin St. We ask the Zoning Board of Appeals to recognize their obligation to the taxpayers of East Windsor Park. The interest of one person should not be permitted to jeopardize the investments of property owners in the area.

18
Rexie Thiele 295 Union Ave. New Windsor, N.Y.

Ann Gorielli R.D. 2 Riley Road N.W.

John Torielli " " " "

Prima Giammetti (Dominick Facione) 12 Hillside Ave

Mrs. John Antoralli 15 Hillside Ave. New Windsor, N.Y.

Mr. Thomas Manuella 24 Hillside Ave New Windsor, N.Y.

Mrs. Carol Mancinelli 24 Hillside Ave New Windsor

Mrs. B. McCulbry 31 Hillside Ave New Windsor

Mr. + Mrs. L. Juzzini - 40 Hillside Ave - New Windsor

Mr. + Mrs. P. Di Paolo Hillside Ave New Windsor

Mr. + Mrs. Vincent Suardia 20 Hillside Ave

Edward R. Moss 234 Wall Place New Windsor

Betty Moss 234 Wall Place " "

Mrs. Lois Brumard 225 Leslie Ave New Windsor

Mr. William Brumard 225 Leslie Ave New Windsor

PETITION OF EAST WINDSOR PARK RESIDENTS AGAINST A USED CAR LOT

We the undersigned believe granting permission to Leonard Sarinsky for a used car lot so close to a residential area, will depreciate the residential quality of the homes on streets contiguous to requested car lot. An R-I zone abuts the property to be used for said car lot, from the rear of Arco garage to Franklin St. We ask the Zoning Board of Appeals to recognize their obligation to the taxpayers of East Windsor Park. The interest of one person should not be permitted to jeopardize the investments of property owners in the area.

9
Julia S. Kelly 244 Parkway Dr. ^{East Windsor Park}

Hubert Kelly

Robert V. Ponsse 246 Parkway Drive

Margaret Ponsse 246 Parkway Drive

Jane R. Keller 248 Parkway Drive

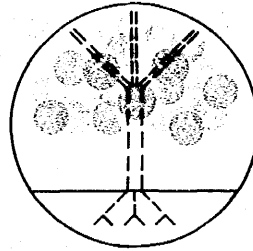
Mac Keller 218 Parkway Dr.

John Spokum 236 Parkway Drive

Maxim L. Adams 232 Daniker Ave. N.W.

Clinton W. Adams 232 Daniker Ave. N.W.

Department of Planning



County of Orange

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner

The County Building
Goshen, New York 10924
(914) 294-5151

Louis V. Mills, County Executive

(Our File No. 73-16-M)

January 18, 1973

Mrs. Julia M. Tuckosh, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Re: Zone Change - Sarinsky -
Route 32

Dear Mrs. Tuckosh:

We have received your letter requesting our department to review the rezoning of Route 32. Since the request is of a formal nature, our review has been made in accordance with the provisions of Sections 239, L and M, of the General Municipal Law.

In reviewing this area, our office, in conjunction with the Zoning Map Committee, has tentatively proposed that both sides of Route 32 extending from County Road 69 to the City of Newburgh line be designated for commercial purposes. However, the specific district name and uses have not been spelled out as yet. We hope to combine some of the present LB and GB uses, and perhaps some OLI uses, into a designation which will be compatible with the area.

At this point, the rezoning of Route 32 would be premature and could jeopardize the Zoning Map Committee's effort in this regard since the Committee would like to complete its preliminary work on the entire Town and possibly schedule a public meeting in February or March of this year prior to drafting a new zoning map and revised text which could be completed by the summer-fall of 1973. Quite frankly, revisions and modifications could result in an alternative scheme along Route 32.

We are, therefore, recommending to the Town Board not to rezone Route 32 at this particular time. The Zoning Map Committee's work is only preliminary and the Town Board and the public should get an opportunity to react to the proposals prior to any formal action by the Town.

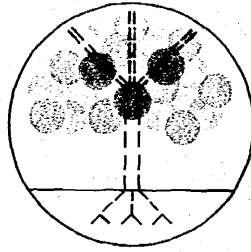
Very truly yours,

Peter Garrison
Commissioner of Planning

PG:mj
cc: J. Tallarico, T. Marsden
Reviewed by: J. Shaw, Sr. Planner

Department of Planning

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

September 25, 1972

Mr. Fred Wygant, Jr., Chairman
Town of New Windsor Zoning Board of Appeals
Forge Hill Road
New Windsor, New York 12550

RE: Use Variance - Sarinsky
Route 32

Dear Mr. Wygant:

This office is in receipt of the renewed application to permit the sales and servicing of used cars. In accordance with the provisions of Sections 239 L and M of the General Municipal Law, we have made our review.

In our evaluation of the application, the emphasis is based upon severe hardship by reason of dislocation from the urban renewal area in the City of Newburgh. However, for your Board to consider the request, hardship should relate to the uniqueness of land and not to the uniqueness of the plight of the owner as stated in the application. Furthermore, if the applicant purchased the land with the knowledge that the desired use was prohibited, the resulting hardship was self-created and should be denied by your Board. In addition, there are, at the present time, areas designated to accommodate such uses in the Town of New Windsor and the City of Newburgh as well.

However, in view of the commercial characteristics of the area (although not widespread), it would seem to us that the appropriate and legal remedy would be to seek a change in zone to accommodate the proposed use and several of the existing commercial uses in the area. The Town Board should, in the end, weigh this alternative and make a final determination.

We are, therefore, denying our approval of the proposal and suggest that the applicant petition the Town for a zone change.

Mr. Fred Wygant, Jr.

September 25, 1972

Page 2

Should the applicant pursue this course of action, we would be willing to reconsider the request and assist the Town in this regard.

Very truly yours,

Peter Garrison
Commissioner of Planning

Reviewed by:
Joel Shaw
Senior Planner

PG/bd

cc: T. Marsden
J. Tallarico ✓



1763

OFFICE OF THE BUILDING & ZONING INSPECTOR

TOWN OF NEW WINDSOR

Howard R. Collett

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

July 10, 1973

Zoning Board of Appeals
555 Union Avenue
New Windsor, New York 12550

7-11-73
8

Gentlemen:

The Serinsky property on Route 32 near Union Avenue was zoned (G.I.) General Industry which permitted a warehouse.

On July 6th the Town Board adopted a change in the zoning of this property to (G.B.) General Business. This would permit the sale of used cars and automotive parts.

Mr. Serinsky has now asked if he would be able to repair cars he purchases and sell from this location.

48-11 E(1) Page 4830 of the Zoning Ordinance "Conditional uses" refers to Gasoline filling and service and repair garages.

The question arises of "repair garages". Is this meant only for a "public garage" or if a "private garage" where Mr. Serinsky would only be repairing cars that he owns be subject to a conditional use permit.

Thanking you for your cooperation in this matter.

Respectfully,

Howard

HOWARD R. COLLETT
Building Inspector

HRC/km

cc: Mr. Serinsky
Planning Board

Handwritten: Original papers

THIS AGREEMENT made this 20th day of June, 1968

BETWEEN

MARY C. SCHAEFER, residing on Route 32, (no number)

Town of New Windsor, Orange County, New York, hereinafter
sometimes referred to as SCHAEFER,

AND

TOWN OF NEW WINDSOR, a municipal corporation and
political subdivision of the State of New York, with princi-
pal offices at 244 Union Avenue in the Town of New Windsor,
Orange County, New York, hereinafter sometimes referred to
as TOWN.

W I T N E S S E T H :

WHEREAS, SCHAEFER is the owner of certain premises
located at the Northeast corner of Union Avenue and Route 32
in the Town of New Windsor, adjacent but not included within
the boundaries of any of the sewer districts of the said TOWN
and is desirous that a portion of said lands be serviced by
the facilities of one of the said sewer districts of the
said TOWN, and

WHEREAS, the TOWN is willing that such service be
afforded to said lands provided certain conditions are ful-
filled,

NOW THEREFORE it is mutually understood and agreed
by and between the parties hereto as follows:

(1) The TOWN will approve and consent to the use of the sewage disposal facilities of Sewer Districts #5 or #12 within said TOWN provided the obligations and covenants of SCHAEFER as set forth herein are complied with and carried out.

(2) SCHAEFER will pay to the TOWN as a so-called hook-in charge the sum of ONE THOUSAND (\$1,000.00) DOLLARS, the said sum to be allocated between the said two districts by the TOWN in its sole discretion and to be payable on/before the date that the first hook-in is actually made servicing the said lands.

(3) SCHAEFER will further pay any operation and maintenance or service charge and any debt service payments due and payable under the TOWN'S general point system of charging as the same are applicable to all other properties within the aforesaid two districts,

SCHEDULE A

TO: AGREEMENT SCHAEFER WITH TOWN OF NEW WINDSOR
DATED: JUNE 20, 1968

DESCRIPTION OF LANDS OF SCHAEFER:

ALL that tract or parcel of land situate in the
Town of New Windsor, County of Orange, State of New York,
more particularly bounded and described as follows:

BEGINNING at a point marked by a pin set in the intersection of the southeasterly right-of-way line of New York State Highway Route 32 leading from Newburgh to Vails Gate (no uniform right-of-way width) with the north-easterly right-of-way line of Union Avenue (formerly Little Britain Road - no uniform right-of-way-width); extending thence (1) along said southeasterly line of Route 32 North 28 degrees 15 minutes East 38.82 feet to a point marked by a pipe set in an angle of said southeasterly line of Route 32; thence (2) continuing along said southeasterly line of Route 32 North 32 degrees 21 minutes East 120.60 feet to a point marked by a New York State Monument set in an angle of said southeasterly line of Route 32; thence (3) continuing along said southeasterly line of Route 32 North 27 degrees 37 minutes East 15.58 feet to a point marked by a pipe set in the southwesterly line of other lands now or formerly of the party of the first part (said other lands being known as "Pleasant Acres Nursery"); thence (4) along said southwesterly line of other lands of the party of the first part South 63 degrees 53 minutes 36 seconds East 175.00 feet to a point marked by a pipe set in the northwesterly line of other lands of the party of the first part (the last said other lands also known as "Pleasant Acres Nursery"); thence (5) along said northwesterly line of other lands of the party of the first part South 31 degrees 00 minutes 56 seconds West 175.00 feet to a point marked by a pipe set in the aforesaid northeasterly line of Union Avenue; thence (6) along said northeasterly line of Union Avenue North 63 degrees 51 minutes 30 seconds West 175.00 feet to the point and place of beginning.

xd
jb
vc

ALSO ALL that certain lot, piece or parcel or land situate, lying and being in the Town of New Windsor, aforesaid, more particularly bounded and described as follows:

BEGINNING at a point in the southeasterly right-of-way line of New York State Route 32 at the northwesterly corner of the lands above described, said point also being the following courses and distances from the intersection of the southeasterly right-of-way line of Route 32 and the northeasterly right-of-way line of Union Avenue: (1) North 32 degrees 28 minutes 15 seconds East 38.82 feet; (2) North 32 degrees 21 minutes East 120.60 feet; (3) North 32 degrees 27 minutes 37 seconds East 15.58 feet, and runs thence along said right-of-way line North 40 degrees 34 minutes East 427.78 feet to a point; thence North 39 degrees 50 minutes 50 seconds East 227.11 feet to a point in the line of lands of one Rankin; thence through the lands of Mary C. Schaefer and along the southerly line of lands of said Rankin 100 feet more or less to a point 100 feet on a perpendicular from the said right-of-way line; thence running in a generally southeasterly direction 100 feet from and parallel to said southeasterly right-of-way line of New York State Route 32, 655 feet more or less to the northerly line of lands above described; thence along the same North 63 degrees 53 minutes 36 seconds West 100 feet more or less to the point or place of beginning.

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**

said payments to commence from and after the date of the extension of the said districts to include the lands of SCHAEFER as the same are described in Schedule A annexed hereto and made a part hereof or from and after the date of the first hook-in to the facilities of one of the aforementioned said sewer districts, whichever event occurs sooner.

(4) SCHAEFER will pay for any connection from the existing sewer lines to the premises described in Schedule A hereto to make sewage disposal services available to the said lands.

(5) SCHAEFER will consent that her lands, as described in Schedule A as aforesaid, be included in the proposed extensions and by this agreement hereby requests that the TOWN bring the necessary proceedings to include her said lands in such extension in whichever district the TOWN, in its sole discretion shall deem in the best public interest and will abide by, obey and be subject to all the rules and regulations applicable to the other lands included in the said sewer district and

(6) The TOWN will bring and accomplish the necessary extension proceedings to include the lands of SCHAEFER as described in Schedule A hereto in either of the aforesaid two sewer districts.

(7) This Agreement and the obligations of the parties hereto shall cease and terminate upon the completion of the said extension proceedings bringing the said lands of SCHAEFER within the said districts at which time the said lands and the owner or owners thereof shall become subject to all the rules and regulations applicable to all other properties within the said districts and under the jurisdiction of the Town Board operating and managing the same.

(8) This Agreement and the terms herein contained shall be binding upon the distributees, personal representatives, successors and assigns of Schaefer as the owner or owners of the aforesaid lands.

IN WITNESS WHEREOF the parties hereto have set their hands and seals this 2nd day of June, 1968.

X Mary C. Schaefer
By her Attorney-in-Fact
Elizabeth Doxey
Mary C. Schaefer, by her Attorney-in-Fact, Elizabeth Doxey

TOWN OF NEW WINDSOR

BY:

[Signature]
Supervisor

STATE OF NEW YORK:

SS.:

COUNTY OF ORANGE :

On the ^{21st} day of June, 1968, before me personally came Elizabeth Doxey, to me known to be the individual described in and who executed the foregoing instrument and to me known to be the Attorney-in-Fact of Mary C. Schaefer, the individual described in, and who by her attorney-in-fact, executed the same, and acknowledged that she executed said instrument as the act and deed of Mary C. Schaefer by virtue of a power of attorney dated June 24, 1966 and recorded in the Orange County Clerk's Office on June 28, 1966.


Notary Public

JULIUS L. HOYT

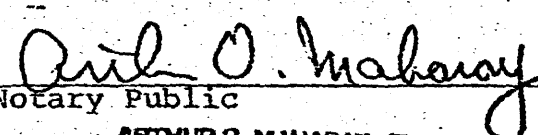
NOTARY PUBLIC IN THE STATE OF NEW YORK
RESIDENT IN AND FOR ORANGE COUNTY
MY COMMISSION EXPIRES MARCH 30, 1972

STATE OF NEW YORK:

SS.:

COUNTY OF ORANGE :

On the ²⁶ day of June, 1968, before me personally came THEODORE F. MARSDEN, to me known, who, being by me duly sworn, did depose and say that he resides at 15 Hearthstone Way, Town of New Windsor, Orange County, New York; that he is the Supervisor of the Town of New Windsor, the corporation described in, and which executed, the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Town Board of the Town of New Windsor; and that he signed his name thereto by like order. --


Notary Public

ARTHUR O. MAHARAY, JR.

Notary Public State of New York
Qualifies by Appointment Orange County
Commission Expires March 30, 1972
His Official Number 69



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

6-27-73
Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

June 26, 1973

Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

Gentlemen:

I have reviewed Sarinsky's site plan done by Herbert Moores, P.E. dated May 21, 1973.

These plans show an 8 inch border and sewer line on Rt. 32 as had been requested by the Sanitation and Water Departments.

It is my understanding that Mr. Sarinsky will install these lines and consequently a Performance Bond is not necessary. If the Planning Board so desires, however a 4% Inspection fee for testing will be necessary pursuant to Article 6 of the Subdivision Ordinance (pgs. 24 and 25.)

I hope that this procedure can be implemented before approval of subdivision.

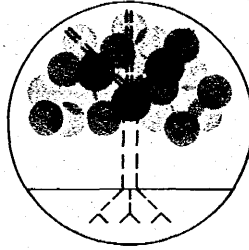
Respectfully,


THEODORE F. MARS DEN
Supervisor

TFM/km

Department of Planning

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

6-27-73

Louis V. Mills, County Executive

June 15, 1973

Mr. Joseph Tallarico, Chairman
Planning Board, Town of New Windsor
Park Hill Drive
New Windsor, New York 12550

Dear Mr. Tallarico:

Warehousing is a permitted use in the GI District. As such, plans for automotive parts warehousing do not require Orange County Planning Department approval.

Automotive sales, however, do not appear to be a permitted use and could possibly require a zone change.

Any use which is, in your opinion, a permitted use, would not have to come to this department for approval.

Very truly yours,

Edwin J. Garling
Edwin J. Garling
Deputy Commissioner of Planning

EJG/bd

6-27-73
8

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval XXXXXX
Subdivision _____ as submitted by Herbert S. Moores, P.E.
for the building or subdivision of SARINSKY'S
has been reviewed by me and is approved Conditional XXXXX d. approved _____

If disapproved, please list reason.

Contractor must post proper inspection fees with the Town Hall to insure sewer line is installed to property from Sewer Dist. #12 Ext. 1.

Contractor must extend if necessary, 8 inch main sewer line on Rt. 32 to service this property.

Contractor should contact engineers, assigned by Town Board, prior to construction for requirements of final inspection.

2 clean-outs shall be provided as per conversation with Mr. Moores.

Contractor must contact this department for inspection of lateral and be recorded on proper permit.

Contractor should provide enough 8 inch line in order that it might be extended without interfering with service to Sarinsky's property.

WATER SUPERINTENDENT

Lyman D. Masten Jr.
SANITARY SUPERINTENDENT

6/26/73
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

June 15, 1973

The maps and plans for the Site Approval XXXX Subdivision _____

as submitted by Herbert S. Moores, P.E.

for the building or subdivision of SARINSKY'S

has been reviewed by me and is approved ^{Conditional} ~~XXXX~~ disapproved _____

If disapproved, please list reason.

Approval given under the following conditions.

1. Contractor must post proper bonds and fees (inspection) with the Town Hall to insure sewer line is installed to property from Sewer Dist. 12, Ext. 1.
2. Contractor should contact engineers, assigned by Town Board, prior to construction for requirement of final inspection of 8 in. main sewer line to main sewer line on Union Ave.

Upon completion of the 8 in. sewer line a test for infiltration and or exfiltration must be made. Final test for 8 in. sewer line must be approved by Engineers.

A clean out must be provided 60 ft. from the 6 in. line.

HIGHWAY SUPERINTENDENT
State, County, Town

WATER SUPERINTENDENT


SANITARY SUPERINTENDENT

A Sanitary permit must be acquired after Engineers has given approval for the test.

Contractor must contact this department for inspection of 6 in. line and recorded on proper permit.

Contractor shall provide an 8 in. spur from manhole which will eventually service the rest of the sub-division.

Agreement June 20, 1968 assigns this property to District. #12.

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval SARINSKY'S
Subdivision _____ as submitted by Herbert S. Moores, P.E.
for the building or subdivision of _____
has been reviewed by me and is approved _____ disapproved XXXXXXXX

If disapproved, please list reason.

Approval will be given, only under the following conditions

Contractor must run an (8) eight inch line from the existing water line on
Route 32 (Windsor Highway) to his property, (Approximately 150 ft.).

Applicant must post an \$1800.00 (eighteen hundred dollar) bond to insure
water line is installed properly, this line must also be tested.

HIGHWAY SUPERINTENDENT

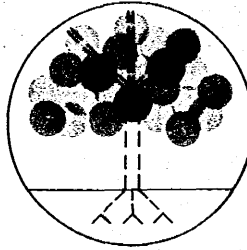
Joseph Craig
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

6/26/73
DATE

Department of Planning

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

7/11/73
J

July 3, 1973

Mr. Joseph Tallarico, Chairman
Planning Board
Town of New Windsor
Park Hill Drive
New Windsor, New York 12550

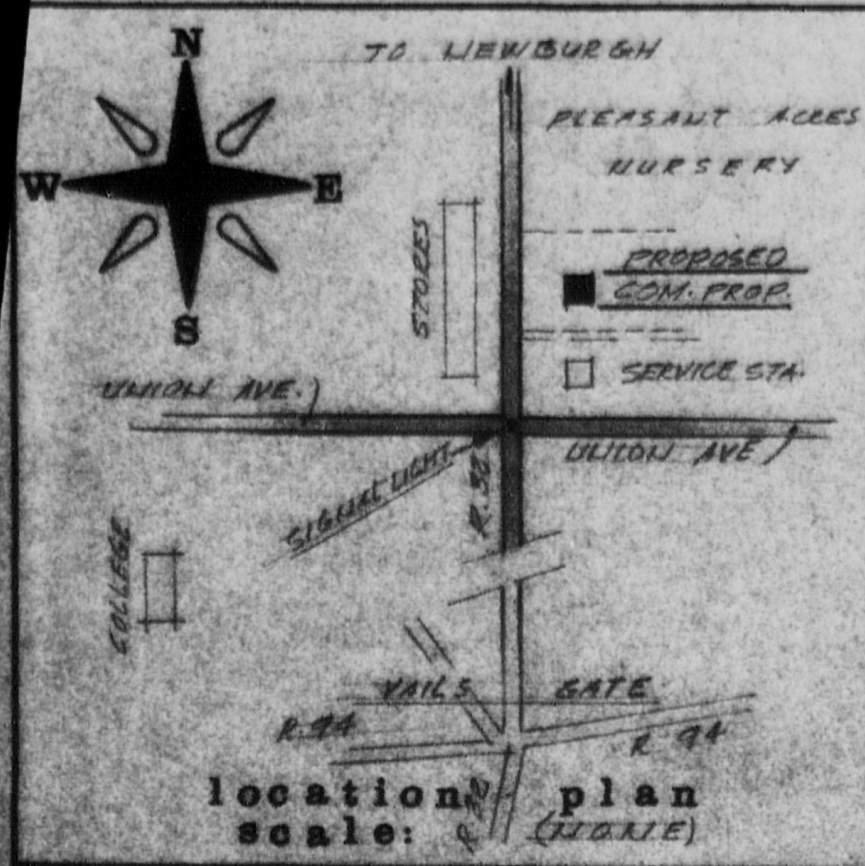
Dear Mr. Tallarico:

We have reviewed the site plans of the Sarinsky building on Route 32 and find them to be acceptable. Parking, curb cuts, drainage and setbacks all appear to be adequately provided.

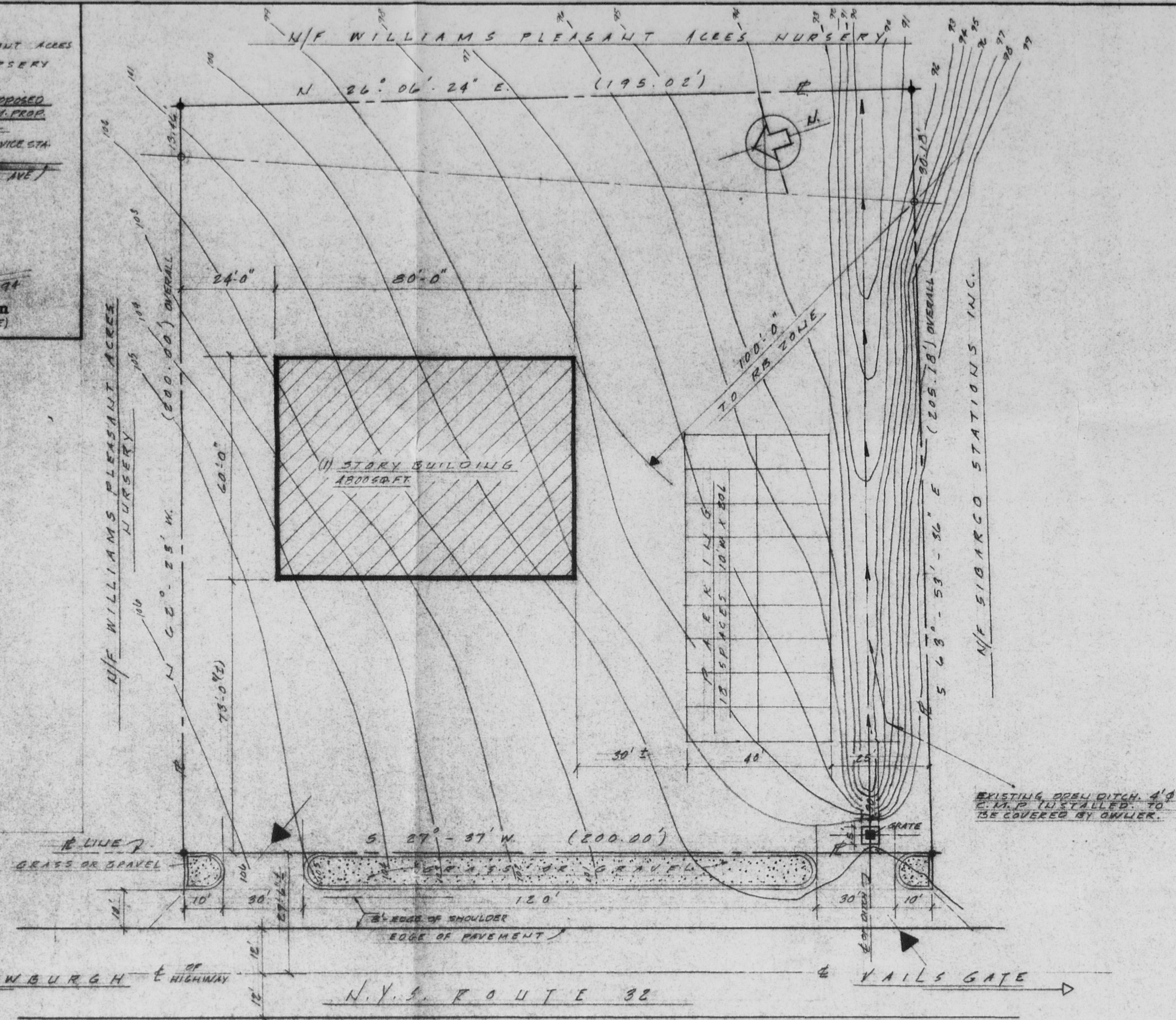
Very truly yours,

Edwin J. Garling
Deputy Commissioner of Planning

EJG/bd



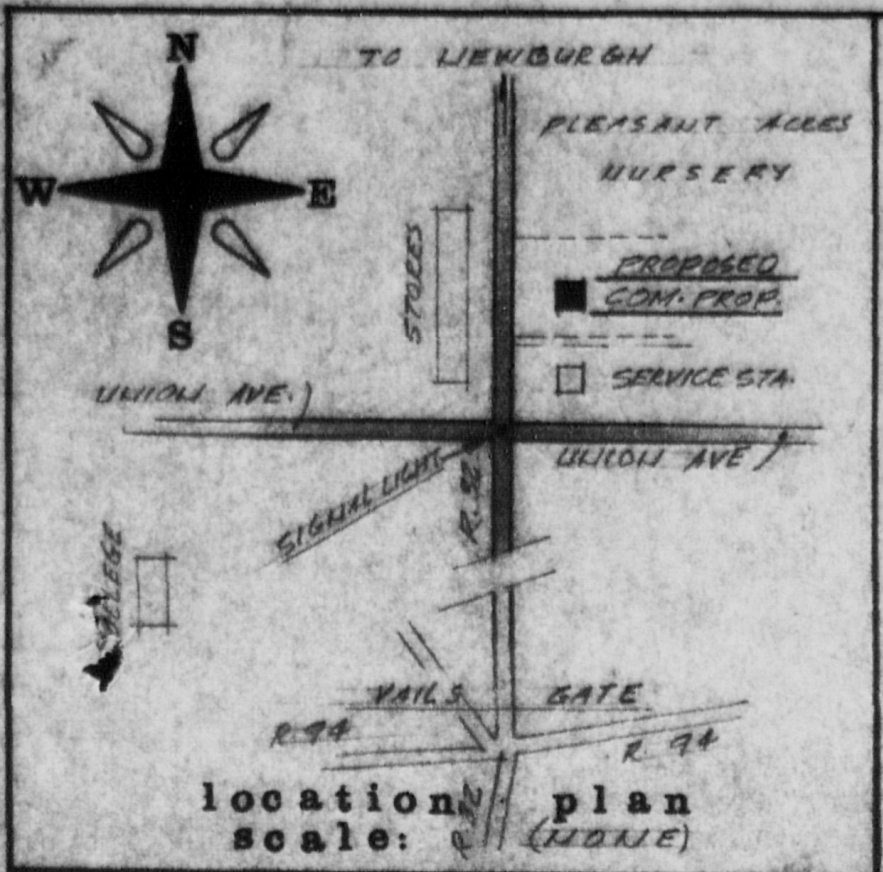
NOTES



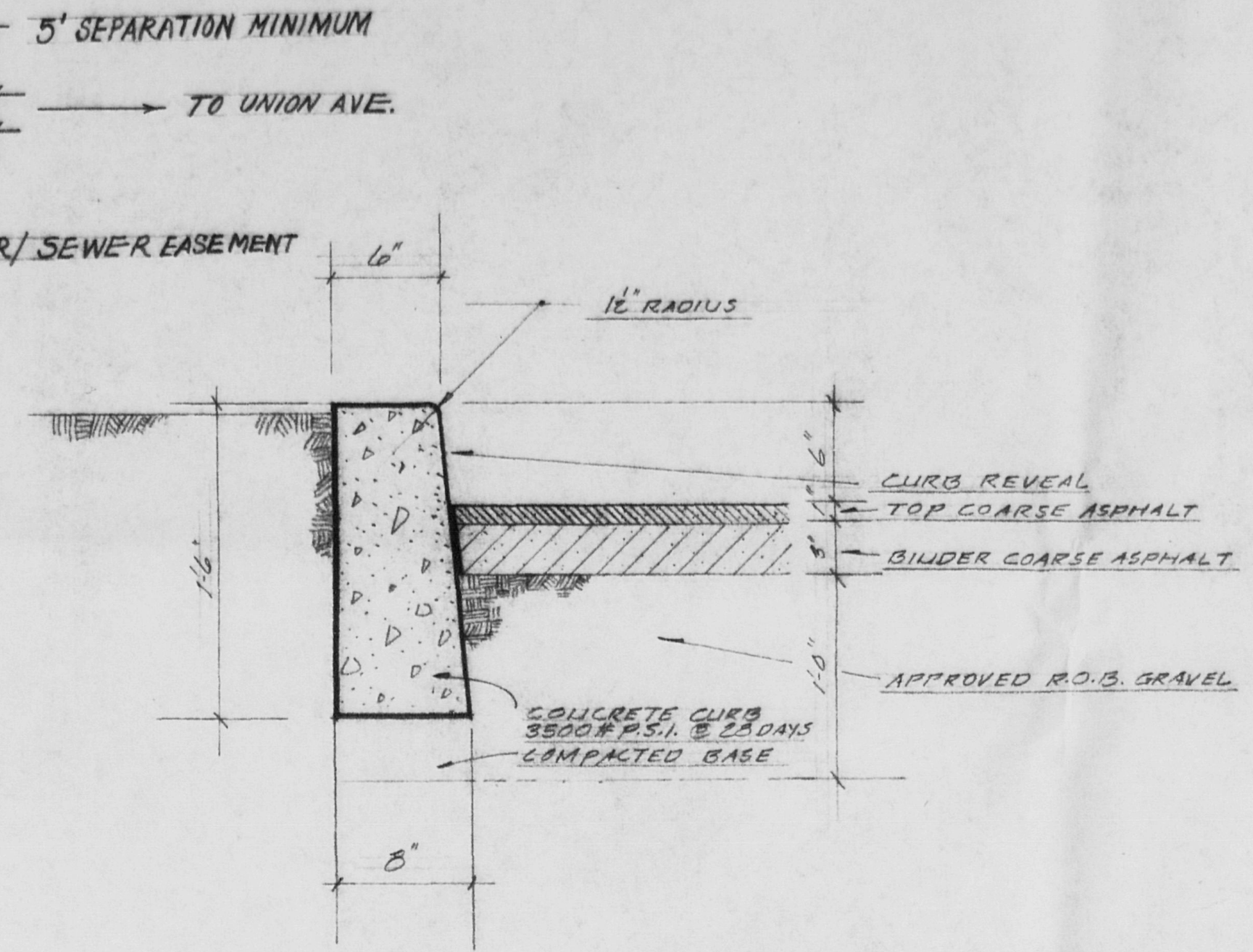
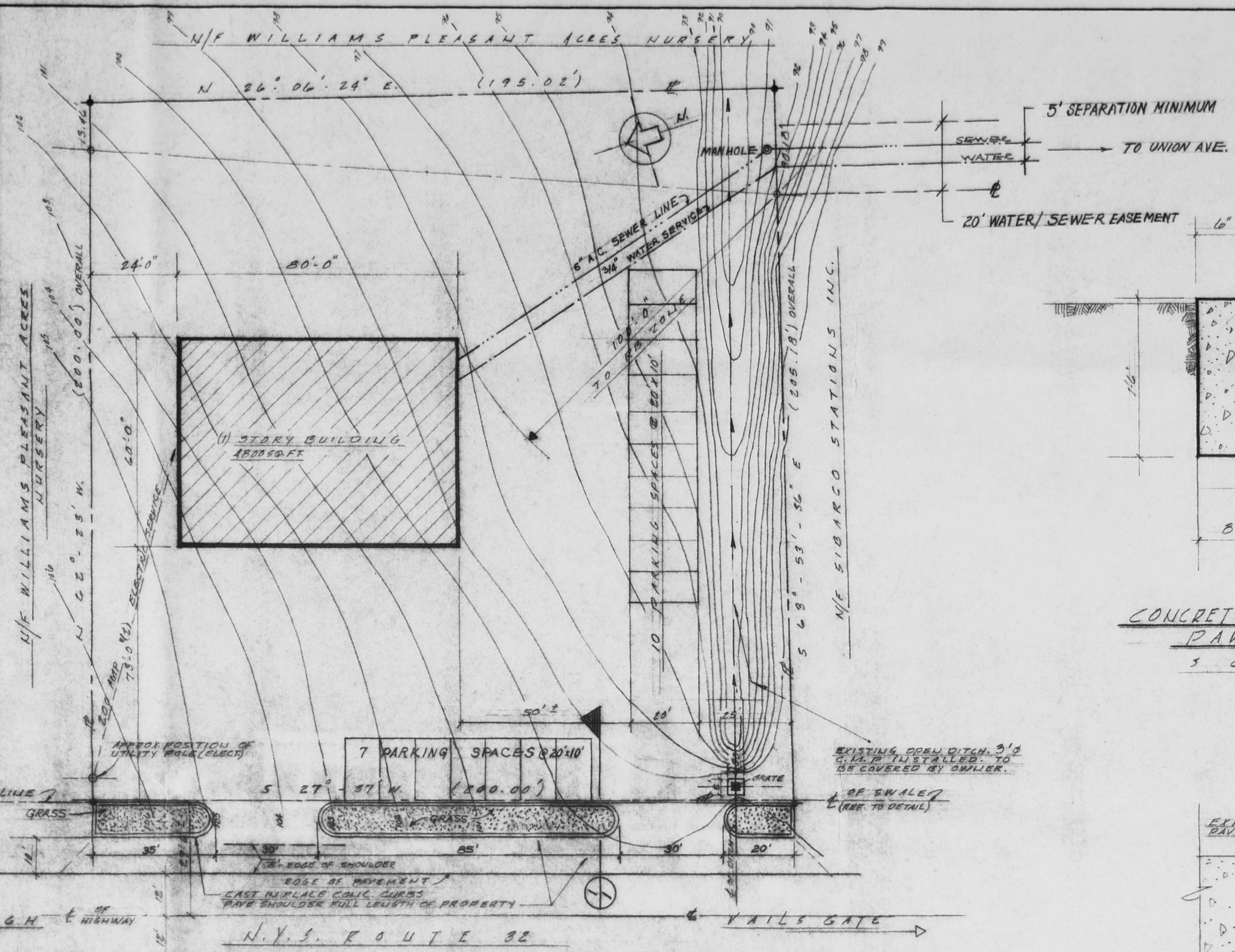
herbert s. moores, p.e.
consulting engineer
newburgh, new york



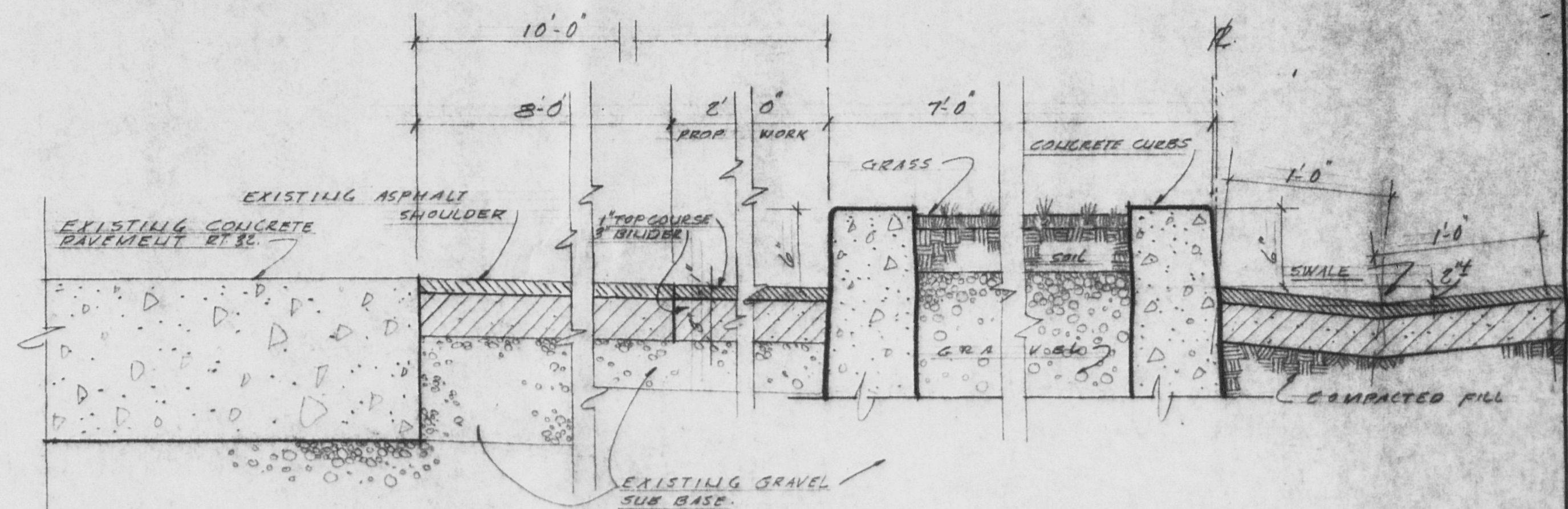
SCALE	REVISIONS	BY	DATE
1" = 20'			
DATE 6/6/75			
DESIGNED BY H.S.M.			
TITLE BUILDING SITE PLAN			



GENERAL NOTES
 1. GRADE SITE TO ACCOMMODATE ALL WATER DRAINAGE ON OWNERS LAND.

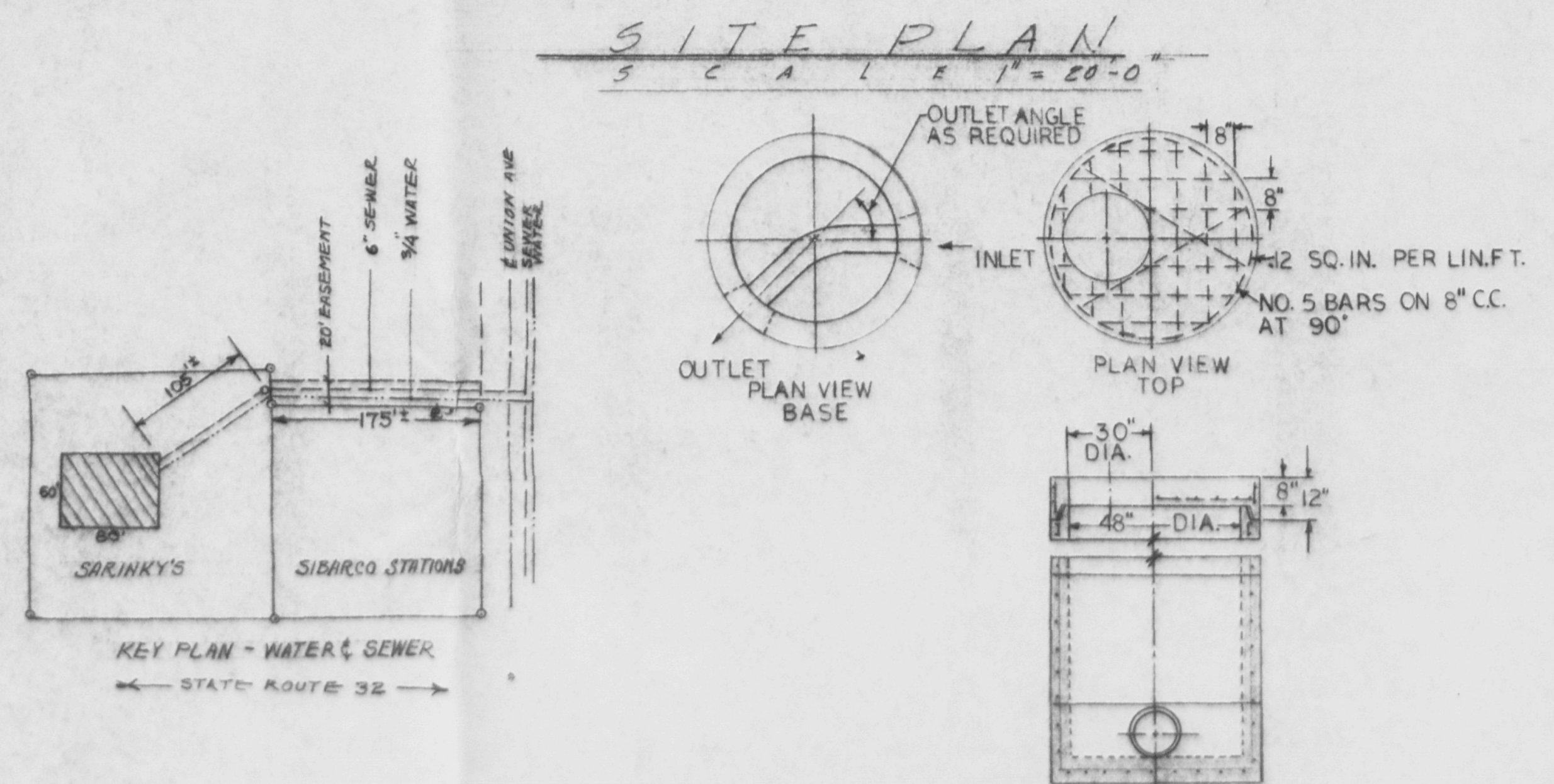


CONCRETE CURB & PARKING LOT PAVEMENT DETAIL
 SCALE 1/2\"/>



SECTION ①
SHOULDER TREATMENT DETAIL RTE 32
 SCALE 1/2\"/>

- CONSTRUCTION PROCEDURE:**
1. EXCAVATE 3' DEPTH X 2' WIDE STRIP ALONG FRONTAGE CURB, INVERT & CURBS FOR ROUTE 32.
 2. PLACE 8\"/>



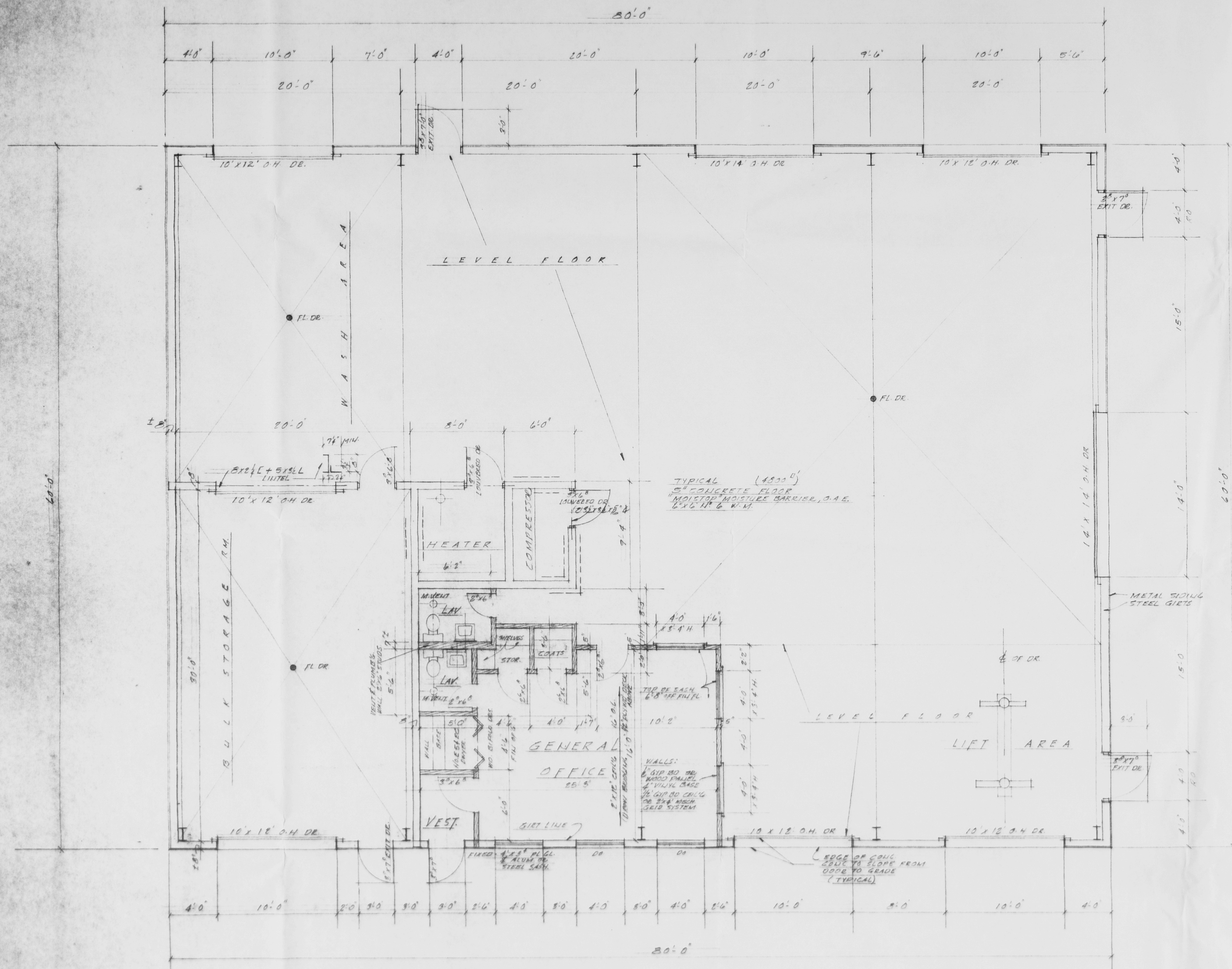
MANHOLE DETAILS
 OMEGA DWG. 125A OR EQ.

herbert s. moores, p.e.
consulting engineer
newburgh, new york

SARILSKY'S
 RT 32 NEW WINDSOR, NEWBURGH, NEW YORK

SCALE	LISTED	REVISED	BY	DATE
	6/21/78			
DATE	6/21/78			
BY	H.S.M.			
TITLE	SITE PLAN / DETAILS			

1 of 3



FLOOR PLAN
SCALE 4" = 1'-0"

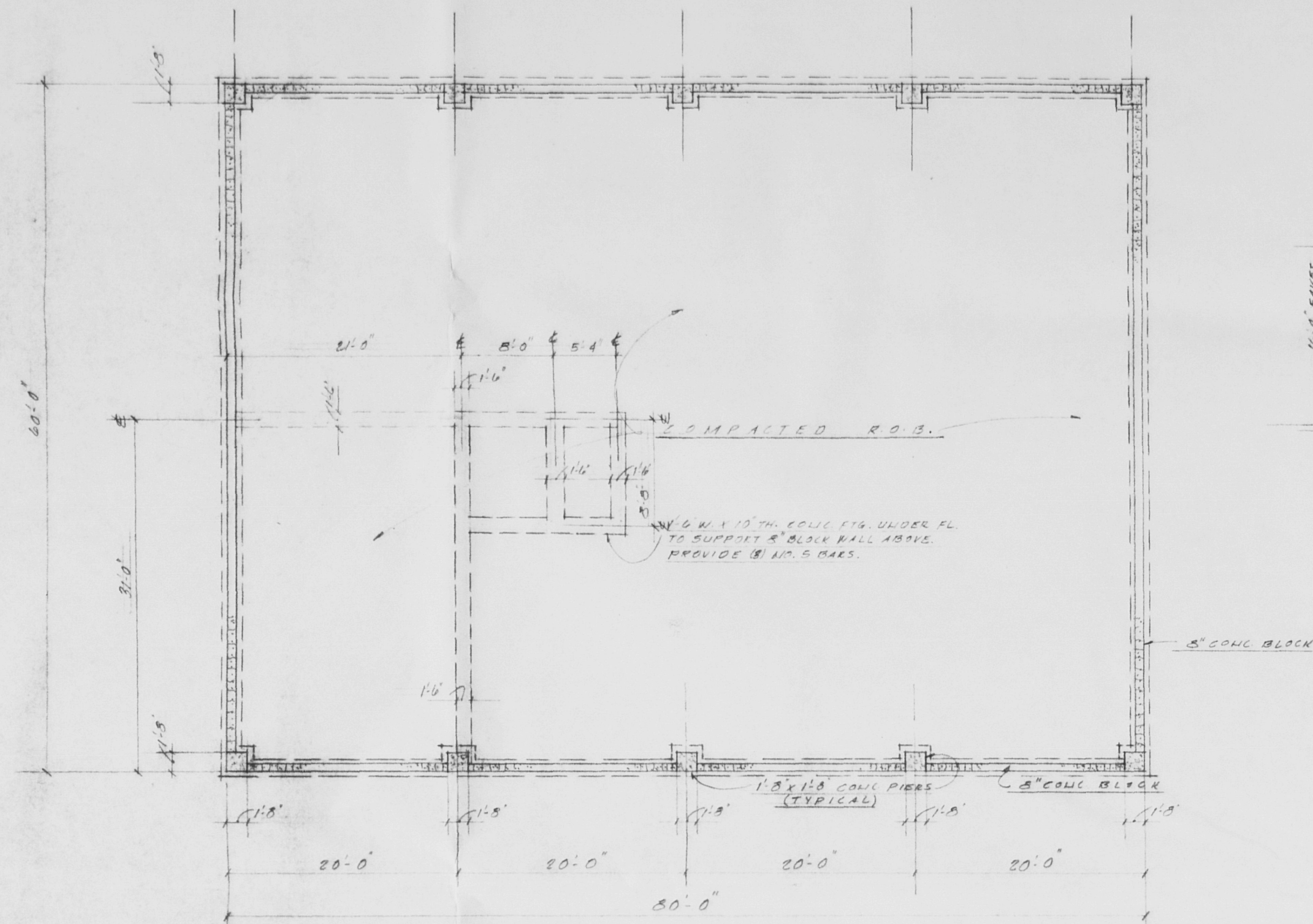
HERBERT S. MOORES P.E.
CONSULTING ENGINEER
NEWBURGH, NEW YORK.

SARINSKY'S
RT 92 NEW WINDSOR NEWBURGH, N.Y.

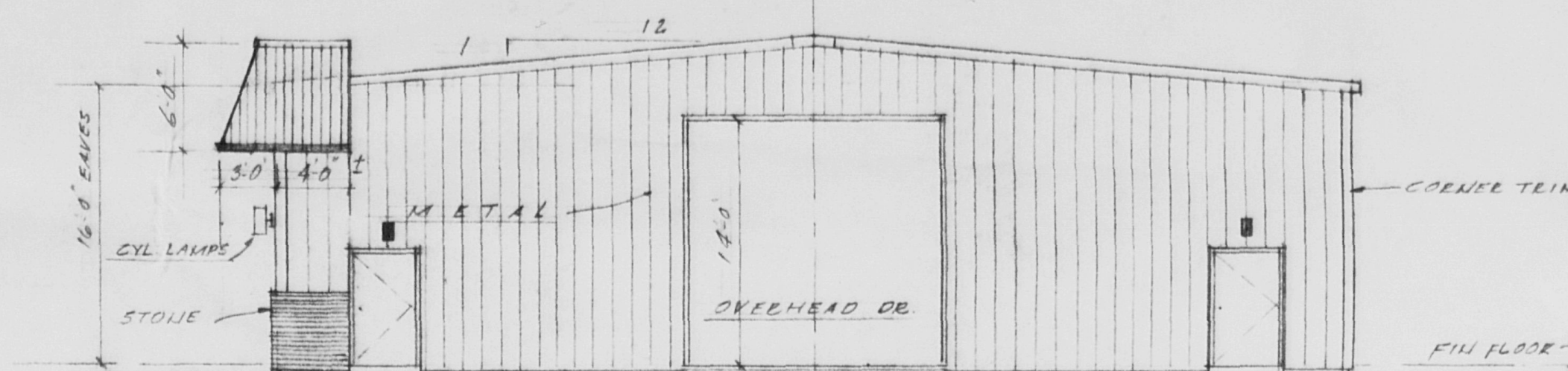
SCALE LISTED	REVISIONS	BY	DATE
6/6/73			
REP. BSH			
APPROVED			

TITLE FLOOR PLAN

2 of 3



FOUNDATION PLAN
SCALE 3"=1'-0"

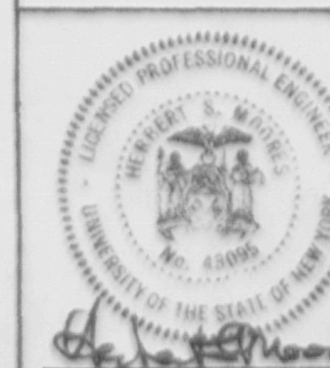


RIGHT SIDE ELEVATION
SCALE 3"=1'-0"



FRONT ELEVATION
SCALE 3"=1'-0"

HERBERT S MOORES P.E.
CONSULTING ENGINEER
HEW BURGH, NEW YORK.



SARINSKY'S
RT 32 HEW WINDSOR, HEW BURGH, NY
SCALE: 1/8"=1'-0"
DATE: 6/13/73
BY: HER. S. MOORES
TITLE: FOUNDATION PLAN ELEVATIONS
3 OF 3